

# \$519,999 - 67 Martin Crossing Park Ne, Calgary

MLS® #A2210273

**\$519,999**

2 Bedroom, 3.00 Bathroom, 988 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

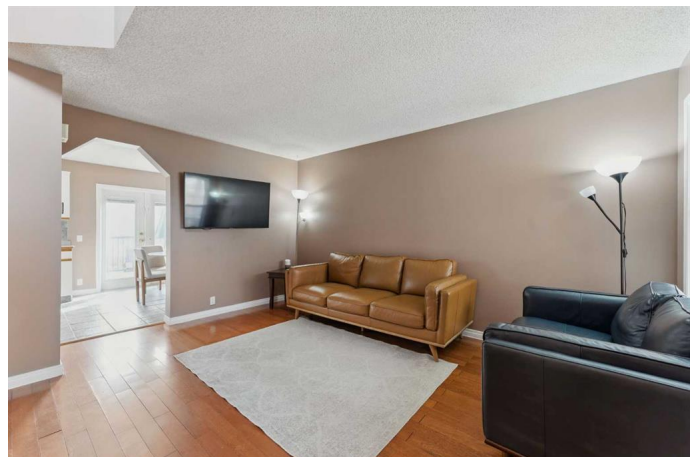
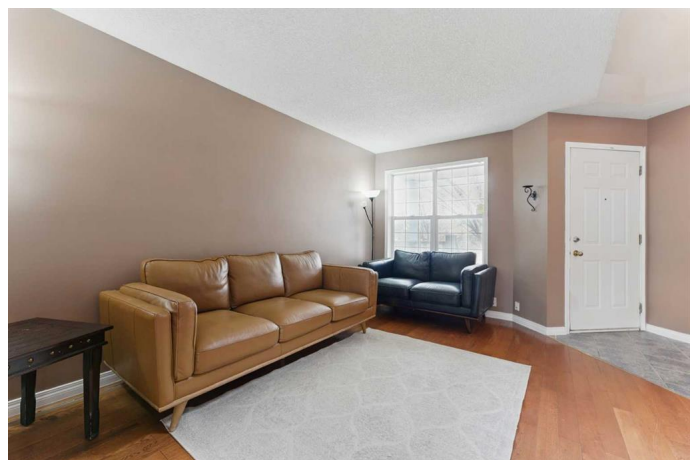
Welcome to this charming 2-storey detached home with a double attached garage, ideally situated across from a school and playground – perfect for families! This well-maintained property offers a functional layout ideal for first-time buyers or small families.

The main floor features a spacious living room with soaring vaulted ceilings, creating a bright and inviting space to unwind. The kitchen offers ample room for preparing family meals and entertaining, with a dining area conveniently adjacent. Step out to your sunny south-facing backyard – the perfect spot to enjoy summer BBQs and watch the kids play. Plus, the paved back alley keeps things neat and accessible year-round.

Upstairs, you™ll find a generously sized primary bedroom with a 4-piece bathroom, along with a second large bedroom offering plenty of comfort and space.

The fully developed basement includes a studio illegal suite (currently vacant), which was previously rented for \$800/month plus 30% of utilities. While the suite is currently illegal, the City has approved development permits and a side entry( "subject to extension for approval and permitting by the city/municipality"), giving you the opportunity to legalize it and add long-term value to your investment.

Bonus: the roof and portions of the siding are



scheduled to be replaced, fully covered by insurance – offering peace of mind and added value.

With just over a 5 minute walk to transit this home truly offers excellent value and flexibility, whether you’re looking to live in or invest. Don’t miss this opportunity – the possibilities are endless!

Built in 1995

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2210273    |
| Price          | \$519,999   |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 988         |
| Acres          | 0.08        |
| Year Built     | 1995        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 67 Martin Crossing Park Ne |
| Subdivision | Martindale                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3J 3N7                    |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                                |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Range, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                        |
| Cooling           | None                                                                                           |
| Has Basement      | Yes                                                                                            |
| Basement          | Finished, Full, Suite                                                                          |

## Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                    |
| Lot Description   | Back Lane, Back Yard, Landscaped, Level, Street Lighting |
| Roof              | Asphalt Shingle                                          |
| Construction      | Concrete, Vinyl Siding, Wood Frame                       |
| Foundation        | Poured Concrete                                          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 5                |
| Zoning         | R-CG             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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